



Within easy walking distance of Maidenhead Crossrail station is an executive two double bedroom ground floor apartment which comes to the market with no onward chain complications. Featuring a large kitchen with ample storage and space for a dining table and a well-proportioned reception room with french doors out onto the private patio. The principal bedroom is an excellent size with built in storage, a contemporary en suite bathroom and enjoys views out onto the gardens, there is also a second double bedroom, a well appointed family bathroom and two storage cupboards






Externally, there is a private sunny patio and direct access to the well maintained communal gardens. Allocated and visitor parking can be found at the front of the property which is accessed by security gates




There are 107 years remaining on the lease, the service charge is approx £1800 per annum and ground rent is £250 per annum

This stylish property is ideally positioned for the commuter and would make the ideal first time buy or investment



## Property Information

-  NO CHAIN
-  ALLOCATED PARKING
-  TWO DOUBLE BEDROOMS

-  GROUND FLOOR
-  WALKING DISTANCE TO MAIDENHEAD TRAIN STATION (CROSSRAIL)
-  SEPARATE KITCHEN

					
x2	x1	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

This property is conveniently located within a private estate close to the town centre with Maidenhead Crossrail Railway station approximately 0.6 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

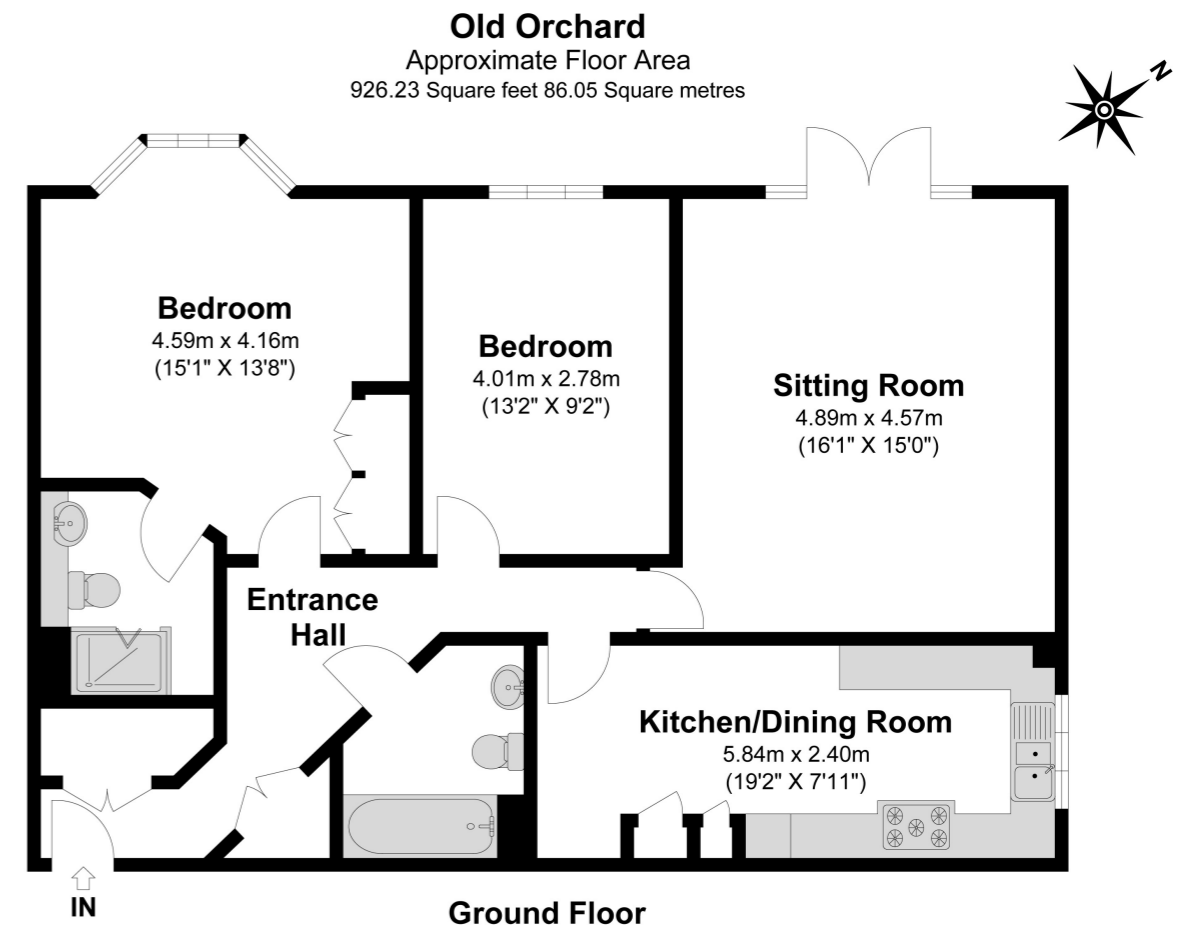
### Sports And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by

### Council Tax

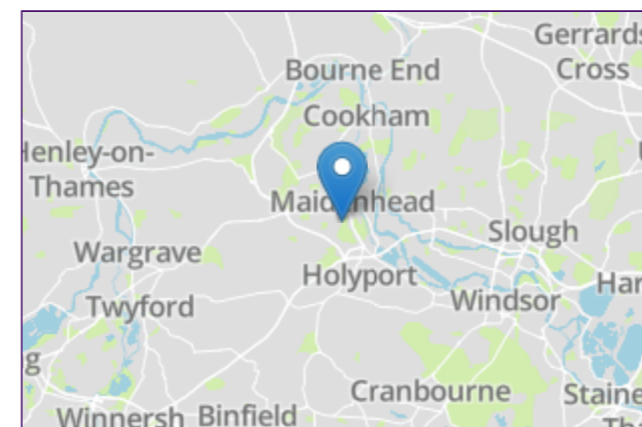
Band E

## Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			